



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: March 16, 2005

Project No.: 477 - PA - 2005

Coordinator: \_\_\_\_\_

Case No.: 107 - DR - 2005

Project Name: Kyoto Bowl Restaurant

Project Location: 7170 East Stetson Drive

## Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-2 DO Proposed Zoning: C-2 DO

Number of Buildings: One Parcel Size: 15,815 s.f.

Gross Floor Area/Total Units: 15,264 s.f. Floor Area Ratio/Density: 96.52%

Parking Required: 83 spaces Parking Provided: 111 spaces

Setbacks: N - 2' S - 18 ft average E - 14'-8" average W - 12'-4" average

## Description of Request:

The proposed vacation of the alley on the north side of the project is consistent with previously approved vacations on the south side of the canal.

Previous relocation of water, sewer, electrical and telephone eliminates the need to use the alley for these services.

Vacation of this alley west of this property eliminates use of the alley for refuge or fire protection.

Vacation will allow a connection between the building and the canal.

This will fulfill the long standing objective of connecting the canal and businesses on the south side of the canal.

The proposed restaurant will have decks for dining connected to the canal bank for pedestrian access.

The proposed vacation of the alley to the east will make access to underground parking possible. This will bring the total on-site parking up from the existing seventeen spaces to fifty-five on site spaces. All merchants and property owners in the immediate area agree additional parking is a necessity. The sewer and electrical services to the building to east are impacted slightly by this project and will be relocated as necessary to provide continuous service to the building. See attached Site Plan

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088